



## WESTFIELD-WASHINGTON

### ADVISORY PLAN COMMISSION

#### FIRST MONTHLY MEETING

March 1, 2010

1003-PUD-03

<b>PETITION NUMBER:</b>	1003-PUD-03
<b>APPROXIMATE ADDRESS:</b>	4420 East 146 <sup>th</sup> Street
<b>PETITIONER:</b>	Herman & Kittle Properties, Inc.
<b>REPRESENTATIVE:</b>	Steve Hardin, Baker & Daniels
<b>REQUEST:</b>	Change in zoning of approximately 6.7 acres from the SF-3 District to the Commerce Centre PUD District.
<b>CURRENT ZONING:</b>	SF-3
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP
<b>ZONING HISTORY:</b>	None
<b>EXHIBITS:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. TAC Letter</li><li>4. Petitioner's Proposal</li><li>5. Neighbor Meeting Report</li></ol>

### **PETITION HISTORY**

This petition was introduced at the February 8, 2010 City Council meeting. It was reviewed at the February 18, 2010 Technical Advisory Committee meeting, and it will receive a public hearing at the March 1, 2010 Advisory Plan Commission meeting.

### **PROCEDURAL**

- Rezoning petitions are required to be considered at a public hearing. The public hearing for this petition will be held on March 1, 2010 at the Advisory Plan Commission meeting.
- The primary purpose of the First Monthly Meeting is to hold public hearings, for the petitioner to comment on its petition, and for the Advisory Plan Commission (the "APC") members to ask questions and identify issues the petitioner should address prior to the APC taking action on the petition. The APC may also take action on pending matters, including rezoning, ordinance amendments, and comprehensive plan amendments, at this meeting.
- Notice of the March 1, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the March 15, 2010 APC meeting.

### **PROJECT DESCRIPTION**

The subject property is approximately 6.7 acres in size and is located on the north side of 146<sup>th</sup> Street, east of the Setters Run subdivision; it is commonly known as 4420 East 146<sup>th</sup> Street (the "Property"). The Property is bound by Setters Run to the west, a power sub-station to the east, the Bridgewater PUD



to the north, and 146<sup>th</sup> Street to the south. The proposed Planned Unit Development (“PUD”) Ordinance permits office and self-storage uses, and it defaults to the General Office District standards.

#### Summary of PUD Standards

The proposed PUD Ordinance establishes site development and architectural standards for the Property. The proposal modifies some of the lot configuration and setback requirements, in order to meet the spacing needs of the proposed project. Buffering is required along the northern, eastern, and western sides of the Property. The PUD Ordinance regulates dumpster locations and establishes screening requirements for dumpsters. Overhead doors are not permitted to face the perimeter of the Property.

The architectural requirements have been enhanced for all façades. With the exception of two buildings abutting the sub-station property, all façades facing the perimeter of the property have been designated “Primary Façades”. Primary Façades are required to use brick as the primary material. They are also required to include architectural elements, which add visual interest to the façades. Secondary Façades (meaning those that are not Primary Façades) are limited to a list of permitted materials and are required to be complimentary in color to the Primary Façade.

#### PUBLIC POLICIES

##### Comprehensive Plan-Feb 2007

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). The proposed project is an infill project between a residential subdivision and a power sub-station. One of the listed Development Policies in the “Existing Suburban” section of the Comprehensive Plan is for compatible infill development as a means to avoid sprawl (p. 38). The proposed project accomplishes this stated policy.

##### Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment of 146<sup>th</sup> Street as a “Primary Arterial” (p. 4-20), and recommends a minimum dedication of a seventy-five (75) foot half right-of-way (p. 5-3). The Thoroughfare Plan further recommends the provision of an eight (8) foot asphalt path within the right-of-way (p. 5-3). The proposed PUD Ordinance includes a requirement for an eight (8) foot perimeter path along 146<sup>th</sup> Street.

##### Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The proposed PUD Ordinance includes a requirement for an eight (8) foot perimeter path along 146<sup>th</sup> Street.



Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

**INDIANA CODE**

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential (p. 23). The proposed project is an infill project between a residential subdivision and a power sub-station. One of the listed Development Policies in the “Existing Suburban” section of the Comprehensive Plan is for compatible infill development as a means to avoid sprawl (p. 38). The proposed project accomplishes this stated policy.

2. Current conditions and the character of current structures and uses.

The Property is currently residential in nature and has a moderate amount of vegetation along the property’s boundaries. The PUD Ordinance requires the preservation of the tree area along the western property line. The existing residential structure would be removed in order to redevelop the site for office and self-storage uses.

3. The most desirable use for which the land is adapted.

The property is fairly narrow and is located between a residential subdivision and a power sub-station. It is currently zoned for single-family residential, but given the lot size, lot configuration, and proximity to the sub-station, continued residential use is unlikely to occur. Office and storage facilities are traditionally good transitional uses between residential properties and other uses (such as utility sub-stations).

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.



## **PROCESS REQUIREMENTS**

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	02/02/10	-	Compliant
Fees	02/02/10	-	Compliant
Legal Description	02/02/10	-	Compliant
Consent Form	02/02/10	-	Compliant
Neighbor Meeting	02/04/10 & 02/16/10	-	Compliant
PUD Ordinance	02/02/10	02/23/10	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	08/12/09	Compliant
Notice - Sign on site	02/19/10	Compliant
Notice - Newspaper	02/19/10	Compliant
Notice - Mail	02/19/10	Compliant

## **STAFF COMMENTS**

1. No action is required at this time.
2. This petition may receive a recommendation from the APC at the March 15, 2010 APC Meeting.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 804.3174 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov)

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